
S-4264
LOGGINS ACRE MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
9-29-11

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners Joshua & Gina Loggins, represented by surveyor Todd Starr of Starr Associates, is seeking approval of a one lot subdivision of 2.986 acres located on the west side of CR 900 E ½ mile north of CR 700 S in Sheffield 27 (NE) 22-3.

AREA ZONING PATTERNS:

The site is zoned AW, Agricultural Wooded as is all surrounding land. The Flood Plain zoning associated with the South Fork of the Wildcat Creek surrounds this property at a considerable distance, on three sides.

AREA LAND USE PATTERNS:

The site in question is currently unimproved. Surrounding land is either forested, in crop production, or large-lot residential.

This subdivision request represents the second division of land smaller than ten acres from the 61 acre parent tract. A parcelization was completed in 1984 (P84-8) which means two division rights will remain within this parent tract after approval of this request.

TRAFFIC AND TRANSPORTATION:

CR 900 E is classified as a rural secondary arterial by the adopted *County Thoroughfare Plan*. The required 40' wide right-of-way has been shown on the sketch plan. While the County Highway Department is not requiring a "no vehicular access" statement along the frontage, the department is requiring an access easement along the frontage to allow access to the farm field to the south across this proposed lot.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The drainage for this subdivision request has already been approved by the County Surveyor's Office. A letter from the County Health Department states that, "the lot is suitable for a shallow trench subsurface absorption system."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; no buffering is required. Lot width and area are sufficient to meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.